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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A., a
national banking association,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; THE
WILLOWS HOMEOWNERS'
ASSOCIATION, a Nevada non-profit
corporation; DANIEL A. RICHARD, an
individual,

Defendants.

Case No. 2:17-CV-00324-GMN-PAL

**STIPULATION AND ORDER TO 1)
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
WILLOWS HOMEOWNERS'
ASSOCIATION, AND SFR
INVESTMENTS POOL 1, LLC WITH
PREJUDICE; AND 2) LIFT STAY
ENTERED MARCH 20, 2018**

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counterclaimant/Cross-Claimant,

vs.

JPMORGAN CHASE BANK, N.A.;
DANIEL A. RICHARD, an individual,

Counter-Defendant/Cross-Defendants.

Pursuant to Local Rules LR IA 6-2 and LR 26-4, Plaintiff/Counter-Defendant JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC ("SFR") and Defendant The Willows Homeowners' Association ("The Willows"), through their respective attorneys, stipulate as follows:

1. This action concerns title to real property commonly known as 701 Taliput Palm Place in Henderson, Nevada ("Property") following a homeowner's association foreclosure sale conducted on May 14, 2013, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20071130-0001688 ("Deed of Trust"), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice.

4. This Stipulation in no way affects SFR's Cross-claim against Daniel A. Richard (the "former unit owner").

5. The Parties further stipulate and agree that the \$500 in security costs posted by Chase on June 23, 2017 pursuant to this Court's Order [ECF No. 19] shall be discharged and released to the Ballard Spahr LLP Trust Account.

6. The Parties further stipulate and agree that the three Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 20131206-0000049 and 20170331-0002804, 20170807-0001658 be, and the same hereby are, EXPUNGED.

7. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder.

8. The Parties further agree to lift the stay entered March 20, 2018 [ECF No. 57];

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9. This case shall remain open until such time as SFR resolves its pending cross-claim against the former unit owner; and

10. Each party in this case number 2:17-CV-00324-GMN-PAL shall bear its own attorneys' fees and costs.

Dated: October 15, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Kyle E. Ewing

By: /s/ Jacqueline A. Gilbert

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By: /s/ T. Chase Pittsenbarger

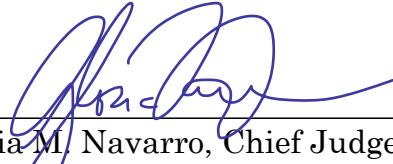
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Attorneys for Defendant The Willows' Homeowners Association

ORDER

IT IS SO ORDERED:

DATED this 16 day of October, 2018.


Gloria M. Navarro, Chief Judge
UNITED STATES DISTRICT COURT